

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
DISPOSITION PARCEL R-61  
IN THE CHARLESTOWN URBAN RENEWAL AREA  
PROJECT NO. MASS. R-55

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WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Werner Bundschuh and William S. Patten have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcel R-61 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Werner Bundschuh and William S. Patten be and hereby are tentatively designated as Redevelopers of Disposition Parcel R-61 in the Charlestown Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;



(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel R-61 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



18-34 Main St.

AREA 5,714 sq. ft.

WIDTH

DEPTH

SITE

ACCESS

**PARKING**

D. U.'s

TYPE

## ZONING

NOTES:  
PARCEL BOUNDARIES AND AREAS BASED ON  
CITY ASSESSOR'S MAPS ARE APPROXIMATE,  
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS  
SEE:  
CHARLESTOWN URBAN RENEWAL PLAN  
PROJECT NO. MASS. R-55  
BOSTON REDEVELOPMENT AUTHORITY  
FEBRUARY 25, 1965.



DISPOSITION  
PARCELS

DATE:

WAC 350-01-010

William Howard Area

11-2-1955

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## REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Werner Bundschuh and William S. Patten

b. Address of Redeveloper: 2 Washington St. 72 Winthrop St.,  
Charlestown, Mass. Charlestown, Mass.

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY  
(Name of Local Public Agency)in CHARLESTOWN, MASS.  
(Name of Urban Renewal or Redevelopment Project Area)in the City of BOSTON, State of Massachusetts  
is described as follows<sup>2</sup>:Parcel R-61 (20-34 Main Street)  
Adjacent to one corner of City Square  
and to one side of the Harvard Mall.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

☐ A corporation.☐ A nonprofit or charitable institution or corporation.☒ A partnership known as BUNDSCHUH & PATTEN☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: June 1, 1974

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

Bundschuh, General Partner, 50% interest.

Patten, Limited Partner, 50% interest.

If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

2 Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A descrip-



- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
Werner Bundschuh 2 Washington St. Charlestown, Mass. 02129	General Partner 50%
William S. Batten 72 Winthrop St. Charlestown, Mass. 02129	Limited Partner 50%

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
not applicable	

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

not applicable

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, as stated under this Item 6. In such case, the information referred to in this Item 6 and in Items 6 and 7 is not required to be furnished.



1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment: ..... \$
- b. Cost per dwelling unit of any residential redevelopment: ..... \$
- c. Total cost of any residential rehabilitation ..... \$ 200,000.\*
- d. Cost per dwelling unit of any residential rehabilitation ..... \$ 20,000.

\*Total cost of commercial rehab...\$40,000. Grand total: \$240,000.

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT		ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
2 Studios	400 sq. ft.	180. ea.	
1 One bedroom+yard	500	235.	
1 Two bedroom+yard	825	285.	
2 Two bedroom+yards	950	285.	
3 Two bdrm duplex+deck	1150	325.	
1 Three bdrm duplex+deck	1350	375.	
1 Commercial unit	650	300.	
1 Commercial unit	825	325.	
1 Commercial unit	875	325.	
1 Commercial unit	925	350.	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Heat  
Refrigerator  
Stove  
Garbage disposal

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

### CERTIFICATION

I (We) Werner Bundschuh & William S. Patten

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: June 20, 1974

Dated: June 20, 1974

Signature

Signature

Partner

Title

2 Washington St., Charlestown 02129

Address and ZIP Code

72 Winterop St. Charlestown,

Address and ZIP Code

0212

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.  
<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 of imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to be false, in any matter within the jurisdiction of any department or agency of the United States Government.



# REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: PATTEN & BUNDSCHUH (Limited partnership)  
b. Address and ZIP Code of Redeveloper: 2 Washington Street  
Charlestown, Mass. 02129
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY  
(Name of Local Public Agency)

in CHARLESTOWN, MASS.  
(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of Massachusetts  
is described as follows:

Parcel R-61 (20-34 Main Street)  
Adjacent to one corner of City Square  
and to one side of the Harvard Mall.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO  
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of February 15, April 30, 1974, is as reflected in the attached financial statement.  
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: The two banks mentioned below.

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Depending on future developments, such as improvement in the money markets, the developer proposes to finance his plans for this project by personal equity and/or a line of credit extended by a commercial or a savings bank. (See the enclosed letter from the Suffolk Franklin Savings Bank.) In addition to the value of the property itself, the developer would be in a position to put up his marketable securities as collateral for loans of 75% to 85% of their current market value.



6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

Fiduciary Trust Company of New York, One Wall St. 10005

\$262,018

Schroder Trust Company, One State Street, N.Y.C. 10015

\$193,199

TOTAL: \$455,217

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

Suffolk Franklin Savings Bank, 45 Franklin St. 02110

\$(See attached letter)

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

All of the assets in section 6a:  
(distribution of cash & marketable  
securities in the attached statements.)

\$ 455,217

\$ None

7. Names and addresses of bank references:

- i) First National Bank of Boston, 100 Federal St.
- ii) Suffolk Franklin Savings Bank, 45 Franklin St.
- iii) National Shawmut Bank, 6 City Square, Charlestown

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the

Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion: 52 Sullivan St.-complete rehabilitation of large Victorian brick house with three apartments under 312 program.-completed 1970; 2 Washington St.-complete rehabilitation of four-story brick bow-front which was vacant & derelict for five years.-completed with private financing, 1973; 72 Winthrop St.-complete rehabilitation of large four-story brick town house-completed 1973 with private finance. 21 Prescott St.-rehabilitation in progress under 312 program. All buildings located in Charlestown.



b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work: Werner Bundschuh supervised and participated in the rehabilitation of 52 Sullivan St. and acted as general contractor for the rehabilitation of 2 Washington St. He is currently supervising design and redevelopment of 21 Prescott St.

William Patten supervised and participated in, the rehabilitation of 72 Winthrop St.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

none

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builders,

not applicable

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO  
If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ \_\_\_\_\_

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE  
COMPLETED



c. Outstanding construction-contract bids of such contractor or builder:

HUD-6004  
(4-60)

AWARDING AGENCY

AMOUNT  
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor. We contemplate using the Cousins Construction Company, Inc. of Charlestown but they will not participate, in any way, in the ownership of the buildings. Their estimate is enclosed herein.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:  
1. Floor plans for each apartment + front and rear building elev.  
2. Rehabilitation work estimate by Cousins Construction Co., Inc.  
3. Letter of interest in CERTIFICATION commercial space.

I (We) Werner Bundschuh and William S. Patten

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: June 20, 1974

Dated: June 20, 1974

Signature

Signature

Partner

Partner

Title

Title

2 Washington St., Charlestown 02129

Address and ZIP Code

72 Winthrop St., Charlestown, 02129

Address and ZIP Code

<sup>1</sup> If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.  
<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment.



January 23, 1975

3001  
1/23MEMORANDUM:

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN MASS. R-55  
DISPOSITION PARCEL R-61  
TENTATIVE DESIGNATION OF REDEVELOPER

Disposition Parcel R-61 consists of four contiguous brick buildings located at 18-34 Main Street between Henley Street and John Harvard Mall. The parcel contains approximately 5,714 square feet.

This parcel was advertised for rehabilitation on May 5, 1974 for residential use with office/commercial permitted on first floor.

Seven letters of interest and preliminary proposals were submitted by:

Werner Bundschuh and William S. Patten  
Harborview Realty Trust  
Donald Slade  
George Sullivan  
Quinlan Publishing Co.  
Anderson Notter Associates  
Peter DiPirro

The proposals were displayed at the site office during the week of January 13th for public viewing.

Residents of the abutting area and the Charlestown Preservation Society expressed a strong interest in the Bundschuh/Patten proposal because of the significance of the buildings and their proximity to John Harvard Mall. This proposal rehabilitates 10 residential units with four commercial units.

It is therefore recommended that the Authority tentatively designate Werner Bundschuh and William S. Patten as Redevelopers of Parcel R-61 in the Charlestown Urban Renewal Area.

An appropriate Resolution is attached.

ATTACHMENT